

116.0

0006

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

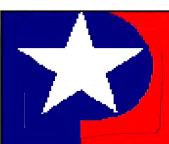
764,300 / 764,300

USE VALUE:

764,300 / 764,300

ASSESSED:

764,300 / 764,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		CYPRESS RD, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4626.000	373,200			391,100	764,300		
Total Card		0.106	373,200			391,100	764,300		Entered Lot Size
Total Parcel		0.106	373,200			391,100	764,300		Total Land:
Source:		Market Adj Cost		Total Value per SQ unit /Card:		502.04	/Parcel:		Land Unit Type:

OWNERSHIP

Unit #:

Owner 1: TELLES CAROL A	
Owner 2:	
Owner 3:	

Street 1: 11 CYPRESS RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Vinyl Exterior and 1522 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4626		Sq. Ft.	Site		0	70.	1.21	6									391,145						391,100	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2018	576	Heat App	15,000	C				
9/23/2015	1405	Addition	63,045		9/23/2015			Remodel bathroom a
6/25/2014	743	Re-Roof	7,200					
2/3/2014	91	Redo Bat	16,970	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2016	Measured	DGM	D Mann
7/27/2016	Permit Visit	DGM	D Mann
7/1/2014	External Ins	PC	PHIL C
6/9/2014	External Ins	PC	PHIL C
3/10/2014	Info Fm Prmt	EMK	Eilen K
11/22/2008	Meas/Inspect	201	PATRIOT
3/25/2000	Measured	276	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1	Rating: Very Good		A Bath: 1	Rating:	BK; 13291 PG; 56 646-9036.													
Sty Ht: 2 - 2 Story				3/4 Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: YELLOW																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1													
Year Blt: 1935	Eff Yr Blt:			A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Alt LUC:		Alt %:		Frl: 1	Rating: Average	Other													
Jurisdct: G17		Fact: .		WSFlue:	Rating:	Upper													
Const Mod:						Lvl 2													
Lump Sum Adj:						Lvl 1													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:		Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2 - Plaster				Total Units:		1	7	4											
Sec Int Wall:		%		Floor:		Interior:													
Partition: T - Typical				% Own:		1	7	4											
Prim Floors: 3 - Hardwood				Name:		Additions:													
Sec Floors: 4 - Carpet	25 %					Kitchen:													
Bsmt Flr: 12 - Concrete						Baths:													
Subfloor:						Plumbing:													
Bsmt Gar:						Electric:													
Electric: 3 - Typical						Heating:													
Insulation: 2 - Typical						General:													
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 116.0-0006-0014.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	1	8X8	F	AV	1990		0.00	T	23.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							